



Texel Road, Watton Thetford IP25 6YS

welcome to

Texel Road, Watton Thetford

Beautifully upgraded two-bedroom home in sought-after Watton, featuring high-spec Abel Homes enhancements, a modern kitchen with Bosch appliances, and a fully landscaped low-maintenance garden. Ideally located close to schools, shops and transport links. Early viewing recommended.



Accommodation:

Composite part glazed entrance door opening to:

Entrance Hall

Wood effect porcelain tiled flooring, Under stairs storage cupboard, Stairs to first floor, Under floor heating.

Cloakroom W.C.

Wood effect porcelain tiles, Low level WC., Pedestal Hand Wash Basin, Extractor fan, Under floor heating

Lounge/Diner

Wood effect porcelain tile flooring, Triple glazed French doors to rear aspect, Triple glazed window to side aspect both fitted with privacy film fitted, Under floor heating.

Kitchen

Wood effect porcelain tile flooring, Integrated washing machine, fridge/freezer, Bosch double oven, Ceramic induction hob with enclosed extractor hood above, Additional pantry added when built, Inset 1.5 sink drainer, Complimentary rolled edge work surfaces, Range of wall mounted and low-level cupboards, with fitted lighting under. Triple glazed window to front aspect with fitted privacy film, Under floor heating.

First Floor Landing

Carpet flooring, Airing cupboard/boiler room, Radiator, Loft access

Bedroom 1

Carpet flooring, Wardrobe, Triple glazed window to rear aspect, Radiator.

En-Suite Shower Room

Wood effect 'Protec' tiled flooring, Double sized shower cubicle, Wall mounted heated towel rail, Low level WC, Hand wash basin with vanity storage,

Bedroom 2

Carpet flooring, Fitted wardrobe, Triple glazed window to front aspect, Radiator

Family Bathroom

Wood effect flooring, Panelled bath with overhead shower, Fitted glass shower screen, Low level WC, Pedestal hand wash basin, Fitted mirrors, Fully tiled, Extractor fan.

Outside

To the front of the property is benefits from a brick weave driveway and walkway that leads to the front door with some small shrubbery at the border.

To the rear of the property the garden has been fully landscaped and upgraded with artificial grass, two patio area have been created with high grade porcelain tiles, one directly off the French doors from the lounge and one to the rear of the garden which captures the sun all day long. The rear garden is fully enclosed and has a personal door to garage with two dual outside electrical sockets.



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- Abel Homes Property with Extensive Upgrades at Build Stage
- Modern Kitchen with Bosch Appliances
- Under-Floor Heating
- Triple-Glazed Windows
- Fully Brick Weaved Driveway

Tenure: Freehold EPC Rating: A

Council Tax Band: B



Total floor area 89.8 m² (967 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109080 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william
h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk